

LAFAYETTE COUNTY HOUSING AUTHORITY/RHD MONTHLY MEETING

June 30, 2015

Chairperson Boyle called the Lafayette County Housing Authority monthly meeting to order at the First Capitol Apartments in Belmont at 8:40 am.

Present: Commissioners: Bob Boyle, Owen Demo, Connie Hull, Ellen Phillips, and Donna Whyte

Commissioners: Absent: NONE

Executive Director: Douglas O'Brien

Chairperson Boyle asked if the meeting was properly posted. O'Brien verified that the Agenda had been posted in the Court House, at the Municipal Building, and at the Johnson Public Library.

MOTION: Demo moved to approve the agenda. Hull seconded the motion. Motion carried.

Minutes from May 26, 2015 Meeting were unavailable due to technical difficulties.

MOTION: Minute will be reviewed at the July 28, 2015 meeting.

Financial Statements were unavailable to be reviewed due to technical difficulties.

MOTION: Financials will be reviewed at the July Meeting.

Deb Villa (Rural Development)

Deb Villa discussed the Triennial Review done by Rural Development at the end of May. She went through the findings and the corrective actions needed. Deb went into detail about the Reserve Account deficit and the need to continue to put \$500 per month into the Reserve Account. She stated that even though the account is delinquent, as long as the monthly payment is made, the Reserve Account could be drawn on to make certain repairs.

Public Input

Tenants at the meeting were asked for input. Several brought up issues that needed to be addressed. With guidance from the board, the Executive Director was asked to create a calendar for site visits so that building issues could be addressed in a timelier manner.

Vacancy Report

Argyle:	1	Darlington:	1
Belmont:	1	Shullsburg:	1
Benton:	1	South Wayne:	1
Blanchardville:	1	Section 8 Existing:	36

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Building Issues/Projects

- a. DISH NETWORK contract was discussed. O'Brien informed the Board that he had been in touch with Tri-Com as a possible new provider. Tri-Com looked over the existing contract and said that there should not be a problem in switching providers. O'Brien will follow up with Tri-Com before the next meeting.
- b. Discussion of the Smoke Free Enforcement Policies was led by O'Brien. The Board directed O'Brien to come up with areas where tenants would be able to smoke at each property.

Directors Report

- a. Unpaid Rent- O'Brien updated the Board on the continuing efforts to get unpaid rents down by tenants. The process is going well and the situation is getting much better.
- b. TENMAST UPDATE- Tenmast is coming along slowly and is not 100%. Still have to get the accounting part of it up and running. Board authorized the office to close at 2:30 each day in order to work on Tenmast when they need to.

Future Agenda Item(s):

Smoking areas at each property

Tenmast

Belmont Theft Update

DISH contract

Directors 6 month review

Directors Replacement or October.

Rural Development Review status

Doors being locked

Financial Statements and Minutes

Next Meeting Date and Time:

July 28, 2015 at 8:30am at Darlington Courthouse Boardroom

Adjourn Meeting:

MOTION: Phillips moved to adjourn the meeting. Whyte seconded the motion.
Motion carried.

Respectfully submitted,
Douglas J. O'Brien
Lafayette County Housing Authority